157.0	0009	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,400 /	691,400
					USE VALUE:	691,400 /	691,400
					ASSESSED:	691,400 /	691,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURD JOHN V & CHRISTINE M
Owner 2:	
Owner 3:	
Street 1:	242 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EPHESUS LLC -
Owner 2:	-
Street 1:	242 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,640 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3640.000	321,000		370,400	691,400
Total Card	0.084	321,000		370,400	691,400
Total Parcel	0.084	321,000		370,400	691,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.35 | /Parcel: 375.3

Legal Description

User Acct

105166

GIS Ref

GIS Ref

Insp Date

06/12/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0009-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,000	0	3,640.	370,400	691,400	691,400	Year End Roll	12/18/2019
2019	101	FV	205,100	0	3,640.	370,400	575,500	575,500	Year End Roll	1/3/2019
2018	101	FV	205,100	0	3,640.	312,200	517,300	517,300	Year End Roll	12/20/2017
2017	101	FV	205,100	0	3,640.	285,800	490,900	490,900	Year End Roll	1/3/2017
2016	101	FV	205,100	0	3,640.	243,400	448,500	448,500	Year End	1/4/2016
2015	101	FV	192,100	0	3,640.	211,700	403,800	403,800	Year End Roll	12/11/2014
2014	101	FV	141,500	0	3,640.	195,800	337,300	337,300	Year End Roll	12/16/2013
2013	101	FV	141,500	0	3,640.	186,300	327,800	327,800		12/13/2012

!12358!

PRINT

Date	Time
12/11/20	02:27:12

LAST REV

Date	Time
09/14/20	12:40:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12358

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EPHESUS LLC,	63275-123		2/14/2014	Change>Sale	445,000	No	No		
BLODGETT BARBAR	62968-131		11/22/2013	Change>Sale	310,000	No	No		
BLODGETT VERNON	14743-29		9/26/2001	Family	79,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2018	1872	Heat App	5,500	C				
11/6/2018	1647	Addition	34,000	O				add 2nd level
1/27/2017	88	Redo Bas	1,250	C				
4/4/2014	309	Renovate	36,000					
2/18/2014	118	Manual	2,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2019	Left Notice	DGM	D Mann
10/30/2019	Permit Visit	DGM	D Mann
6/12/2014	Meas/Inspect	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	355	PATRIOT
12/3/1999	Meas/Inspect	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105166
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3640		Sq. Ft.	Site		0	70.	1.45	7									370,441						370,400	

Total AC/HA: 0.08356 | Total SF/SM: 3640 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 370,441 | Spl Credit | Total: 370,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22003245
Const Adj.:	0.98500049
Adj $ / SQ:	150.217
Other Features:	72897
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394296
Depreciation:	73339
Depreciated Total:	320957

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

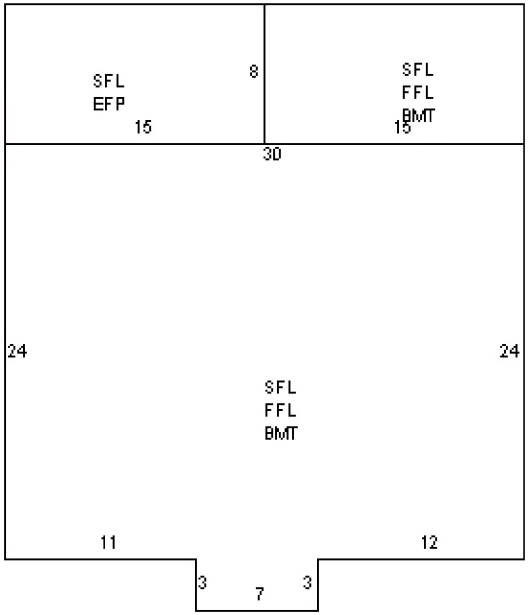
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.22
Special Features:	0	Val/Su Net:	113.71
Final Total:	321000	Val/Su SzAd	174.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	981	150.220	147,362
BMT	Basement	861	45.060	38,801
FFL	First Floor	861	150.220	129,336
EFP	Enclos Porch	120	49.160	5,900

Net Sketched Area:	2,823		Total:		
Size Ad	1842	Gross Are	4263	FinArea	1842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0009-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	